HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa-Gatineau CMA (Ontario)

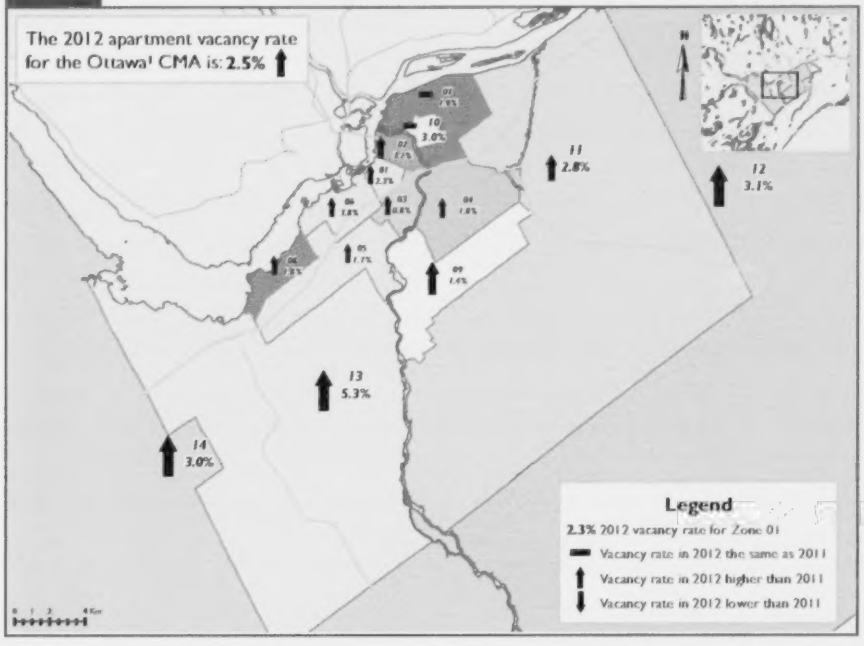
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- Ottawa's apartment vacancy rate climbed to 2.5 per cent in 2012 up from 1.4 per cent in 2011.
- The average fixed sample rent for two bedroom apartments increased by 2.0 per cent in 2012. Next year, expect a higher rate of growth of 2.7 per cent.
- Strong migration remains the main driver expected to tighten rental market conditions further in 2013 pushing the vacancy rate down to 2 per cent.

Figure 1



¹ Ontario part of Ottawa-Gatineau CMA

Table of Contents

1 Highlights
2 Market Overview
2 Demand Factors
3 Supply Factors
4 2013 Rental Market Outlook
6 Survey Zone Maps
7 Survey Zone Descriptions
9 Rental Market Report Tables

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Market Overview

The rental market survey conducted in October 2012 by Canada Mortgage and Housing Corporation (CMHC) revealed that the average vacancy rate for the Ottawa Census Metropolitan Area (CMA) increased to 2.5 per cent up from 1.4 per cent in 2011. Consequently, Ottawa slid to seventh lowest vacancy rate in the province from third place last year.

A number of demand and supply factors worked in tandem to put upward pressure on the vacancy rate this year. On the demand side, historically low borrowing costs led some first-time homebuyers to jump into the homeownership market. Likewise, weaker employment in the 15-24 age cohort induced young adults to remain at home longer. Together these factors led to the reduction in rental market demand, diminishing the positive effects of robust immigration levels on demand.

On the supply side, a larger number of rental units offered in the secondary market saw the number of households choosing such accommodations rise significantly over last year's levels. Furthermore, the expansion of condominium units bought by investors to rent them out as income properties also aided in pressuring the vacancy rate of purpose-built units upward. Jointly, secondary market structures and condominium rentals have provided renters more options than purpose-built rental units have.

Demand Factors

Modest but supportive employment growth

Employment of the 25-44 age cohort inched higher in seasonally adjusted terms since August supporting homeownership demand. This is the age group more likely to be making the choice between renting and owning. The second quarter uptick in home sales had put upward pressure on vacancy rates as renters moved out of their rented accommodations and into their new homes. Indeed, signalling that the movement from rental to ownership remained fairly robust was Ottawa's availability rate that rose to 4.6 per cent from 3.1 last October.

Further easing in rental demand came from the weaker employment performance of the 15-24 age cohort, which edged lower over the second half of the year. In recent years, the youth have been increasingly choosing to stay home longer, and thereby demanding less rental accommodations. According to the most recent census for Ottawa, 64 per cent of young adults aged 18-24 were living at home. While the figure is down from 66 per cent in Census 2006, it remains significant.

Healthy but slowing net migration

The continued attraction of Canada's capital to immigrants supported rental demand. Research shows that immigrants are more likely to rent in the first four years since migration. Albeit moderating from the 2011 numbers, immigration has remained at a healthy level in Ottawa.

In 2011, net migration totalled over 10,600 and although it is expected to fall slightly in 2012 and in 2013, it will remain significantly higher than the average for the last 10 years of 6,000 persons. While immigration remained one of the main factors supporting demand for rental accommodations in the Ottawa CMA, increased numbers of rental accommodations outweighed the vigorous demand and pushed the vacancy rate upwards.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Supply Factors

Ample supply of secondary rental market units

Although the purpose-built rental market supply remained relatively stable, the increased supply of almost 4,000 more rental units to the secondary rental market provided renters with more choices. As the secondary market occupancy level rose 11.4 per cent year-over-year, its share increased to over one third of the total rental supply in the Ottawa CMA. Worthy of note is that the average rent for the 2-bedroom semi-detached, row and duplex units recorded a 7.5 per cent decline over 2011 levels, encouraging some renters to opt for such dwelling types.

Over one-fifth of condominiums are rentals

The share of condominium units offered for rental purposes broke the 20 per cent threshold this year. Investors are recognizing the market potential presented by young professionals who may be on the fence and considering either buying their first home or renting a newer more modern condo. The average rent of a two-bedroom condominium unit is almost 15 per cent higher relative to the average rent of a two-bedroom rental purpose unit, supporting investor demand.

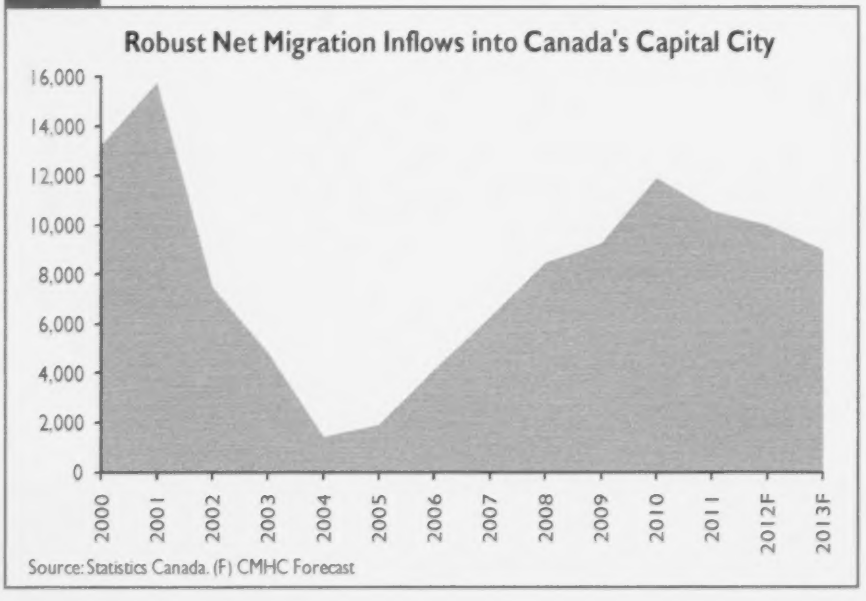
Furthermore, new condominium rentals offer existing renters more choice at the higher end of the market. As a result, primary rental-market occupancy rates at higher rent ranges fell this fall resulting in a more pronounced jump in vacancy rates at the higher end from this time last year. One- and two-bedroom units renting at the most expensive portion of the market recorded the highest vacancy rates this year at 4.2 and 3.9 per cent, respectively, over double the vacancy rates observed of equal-sized and similarly priced units last year.

Figure 2

Supply of purpose-built units also expanded

The year saw the completion of 439 purpose-built rental apartment units, over three times as many as those completed in either 2011 or 2010, and the largest number of apartments added to market supply in a single year since 2004. However,

Figure 3



163 units out of the total were social housing units and the remaining apartments were mostly high-end units mainly located in suburban areas possibly geared toward downsizing older households. Consequently, the increased supply of completed purpose-built rental units may not have contributed much to the upward pressure on vacancy rates.

Ottawa's rent rises below guideline

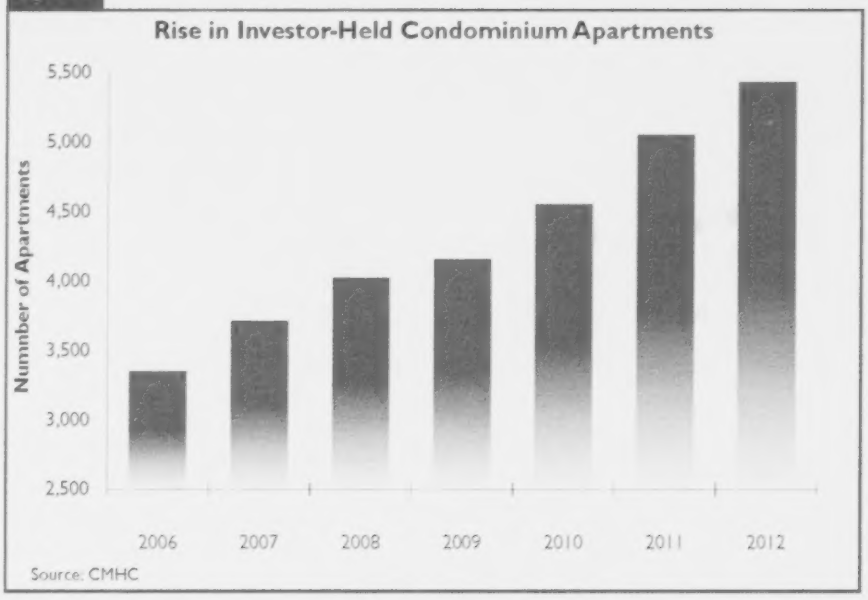
The 2-bedroom fixed sample rent rose 2.0 per cent, decelerating from the 2.3 per cent growth seen in 2011 and remained below the Rent Guideline of 3.1 per cent for 2012 in Ontario. The largest fixed sample rent increase was observed among bachelor units, especially among those located in Vanier, Chinatown/ Hintonbug/Westboro North, Alta Vista and Hunt Club/South Keys.

Given an environment with increasing supply in a time when many were leaving the rental market to buy a home, this dampened the rate of growth in rents versus the previous year. In order to attract tenants looking for rental accommodations, rent for a 2-bedroom apartment increased at a slower rate than the previous year. Also, with landlords less able to fill available units, asking and final rents on newly occupied units grew at a rate below the allowable guideline amount.

2013 Rental Market Outlook

Going forward, vacancy rates are expected to trend downward towards 2 per cent. The expected rise in home prices may delay the homeownership decision of some on-the-fence first-time homebuyers who may choose to continue to rent over the immediate term thereby pressuring vacancy rates down.

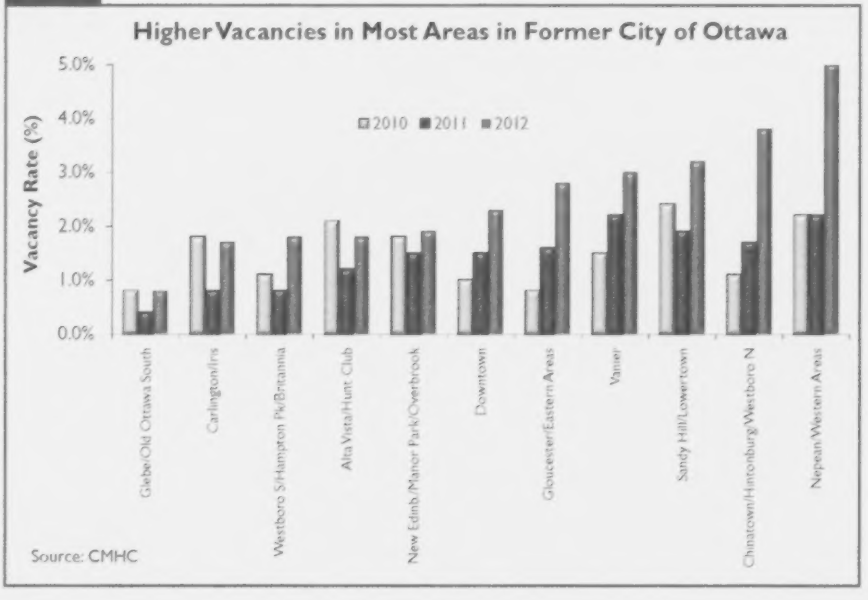
Figure 4



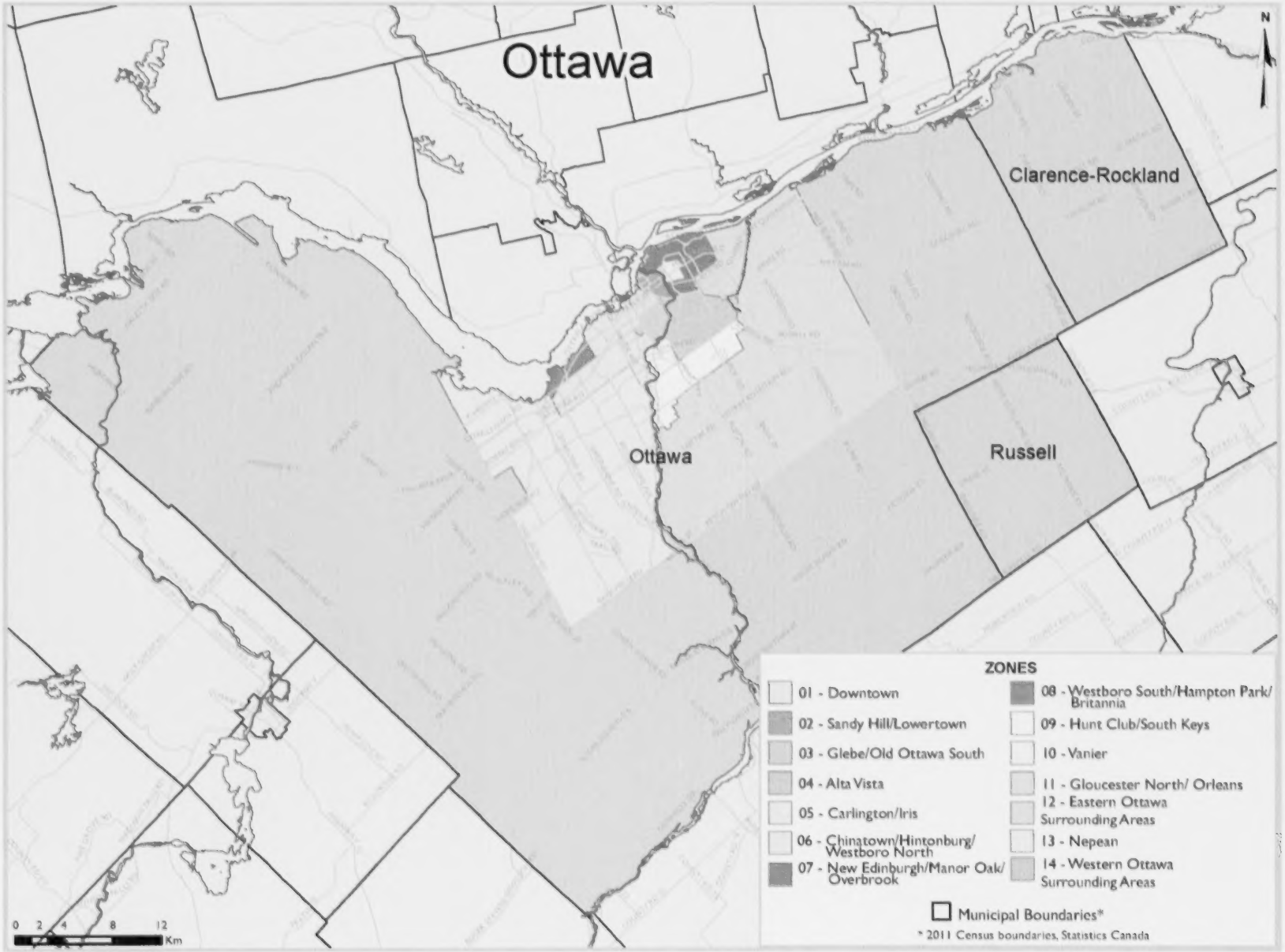
Both new and resale home prices are expected to increase at a slower pace. However, with employment and income gains expected to remain modest in 2013, potential buyers may delay the purchase of big-ticket items, including homes, supporting rental demand. Moreover, continued positive migration inflows will exert downward pressure on vacancy rates.

The main sources of rental supply, namely purpose built rental accommodations and the secondary market, are expected to remain stable. New rental supply will continue flowing from the condominium apartment market but will not be

Figure 5



sufficient enough to satisfy the increasing rental demand. As the rental market tightens once more, the market will absorb increases in rents at a slightly higher pace than the 2.5 per cent ceiling.


Ottawa
Clarence-Rockland
Ottawa
Russell
N
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Hunt Club/South Keys
10 - Vanier
11 - Gloucester North/ Orleans
12 - Eastern Ottawa Surrounding Areas
13 - Nepean
14 - Western Ottawa Surrounding Areas
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 2 4 8 12
Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista** - Includes Alta Vista
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zone 9	**Hunt Club/South Keys** - Includes Hunt Club and South Keys
Zones 1-9	**Former City of Ottawa**
Zone 10	**Vanier** - Includes Vanier.
Zone 11	**Gloucester North/Orleans** - Includes the former municipality of Gloucester.
Zone 12	**Eastern Ottawa Surrounding Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	**Gloucester and Eastern Areas**
Zone 13	**Nepean** - Includes the former municipality of Nepean.
Zone 14	**Western Ottawa Surrounding Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zones 13-14	**Nepean and Western Areas**
Zones 1-14	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas; Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounging Areas.
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	1.7	1.9	1.4	2.1	1.3	3.4	**	1.3	1.5	2.3
Sandy Hill/Lowertown	1.4	3.4	1.9	2.7	2.3	3.5	0.9	5.5	1.9	3.2
Glebe/Old Ottawa South	0.6	0.0	0.6	0.8	0.2	1.2	0.0	0.0	0.4	0.8
Alta Vista	0.0	2.8	1.1	2.1	1.5	1.3	**	2.8	1.4	1.8
Carlington/Iris	0.5	0.4	0.7	1.8	0.9	1.8	0.5	0.5	0.8	1.7
Chinatown/Hintonburg/Westboro N	2.0	1.2	1.6	4.4	1.8	3.8	0.8	3.2	1.7	3.8
New Edinb./Manor Park/Overbrook	2.0	1.7	0.7	2.6	2.0	1.3	**	**	1.5	1.9
Westboro S/Hampton Pk/Britannia	0.7	1.5	0.7	2.2	0.9	1.4	0.0	0.0	0.8	1.8
Hunt Club/South Keys	**	0.8	1.0	1.8	0.1	1.0	0.0	3.0	0.5	1.4
Former City of Ottawa	1.3	1.8	1.2	2.3	1.3	2.0	2.1	2.3	1.3	2.2
Vanier	0.6	**	1.5	1.5	3.0	4.8	**	**	2.2	3.0
Gloucester North/Orleans	3.4	4.9	0.5	3.1	1.9	2.5	5.2	0.0	1.8	2.8
Eastern Ottawa Surrounding Areas	**	**	**	0.0	0.6	4.0	**	**	0.4	3.1
Gloucester/Eastern Areas	3.3	4.8	0.5	2.9	1.7	2.7	5.1	0.0	1.6	2.8
Nepean	0.7	2.8	3.0	6.7	1.9	4.4	2.7	6.6	2.3	5.3
Western Ottawa Surrounding Areas	**	**	0.0	7.0	0.9	1.2	**	**	1.7	3.0
Nepean/Western Areas	0.7	2.8	2.7	6.7	1.7	3.8	4.7	6.5	2.2	5.0
Ottawa-Gatineau CMA (Ont. Part)	**1.3**	**2.1**	**1.3**	**2.6**	**1.5**	**2.5**	**2.6**	**2.7**	**1.4**	**2.5**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	755	772	1,000	1,017	1,351	1,385	1,553	1,579	1,051	1,069
Sandy Hill/Lowertown	752	776	1,008	1,017	1,300	1,298	1,665	1,710	1,096	1,096
Glebe/Old Ottawa South	722	740	930	956	1,222	1,236	1,438	1,478	1,066	1,080
Alta Vista	725	756	865	884	1,028	1,088	1,360	1,447	947	989
Carlington/Iris	715	736	839	861	1,026	1,034	1,204	1,230	914	933
Chinatown/Hintonburg/Westboro N	673	723	846	863	1,095	1,120	1,425	1,662	903	927
New Edinb./Manor Park/Overbrook	679	737	894	914	1,084	1,136	1,234	1,334	987	1,028
Westboro S/Hampton Pk/Britannia	750	755	875	868	1,053	1,047	1,155	1,146	947	937
Hunt Club/South Keys	692	737	820	849	980	994	1,292	1,295	901	923
Former City of Ottawa	731	756	910	925	1,117	1,142	1,420	1,462	984	1,003
Vanier	568	608	777	794	880	922	972	1,005	830	850
Gloucester North/Orleans	746	770	859	882	969	999	1,098	1,085	932	938
Eastern Ottawa Surrounding Areas	**	**	685	813	887	921	**	**	863	903
Gloucester/Eastern Areas	742	767	852	879	957	986	1,097	1,087	925	934
Nepean	777	808	879	905	1,052	1,079	1,221	1,257	995	1,020
Western Ottawa Surrounding Areas	**	**	958	1,260	1,349	1,380	1,195	**	1,262	1,341
Nepean/Western Areas	777	808	886	955	1,109	1,135	1,219	1,262	1,034	1,069
Ottawa-Gatineau CMA (Ont. Part)	**727**	**754**	**899**	**916**	**1,086**	**1,115**	**1,322**	**1,377**	**976**	**996**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	1,535	1,516	5,001	5,000	2,069	2,068	202	196	8,807	8,780
Sandy Hill/Lowertown	943	923	2,929	2,940	1,720	1,686	372	378	5,964	5,927
Glebe/Old Ottawa South	182	183	1,565	1,557	1,254	1,168	205	210	3,206	3,118
Alta Vista	182	181	3,691	3,680	3,348	3,356	297	294	7,518	7,511
Carlington/Iris	482	483	3,250	3,255	2,738	2,724	187	194	6,657	6,656
Chinatown/Hintonburg/Westboro N	640	639	2,541	2,558	1,170	1,156	132	135	4,483	4,488
New Edinb./Manor Park/Overbrook	209	222	1,271	1,258	1,583	1,568	150	151	3,213	3,199
Westboro S/Hampton Pk/Britannia	430	429	2,719	2,722	2,290	2,289	158	158	5,597	5,598
Hunt Club/South Keys	121	121	972	973	1,140	1,005	66	66	2,299	2,165
Former City of Ottawa	4,724	4,697	23,939	23,943	17,312	17,020	1,769	1,782	47,744	47,442
Vanier	171	169	1,797	1,844	1,851	1,813	189	190	4,008	4,016
Gloucester North/Orleans	119	116	829	830	1,475	1,477	229	229	2,652	2,652
Eastern Ottawa Surrounding Areas	2	2	61	61	246	253	3	4	312	320
Gloucester/Eastern Areas	121	118	890	891	1,721	1,730	232	233	2,964	2,972
Nepean	141	141	1,694	1,701	2,676	2,670	335	336	4,846	4,848
Western Ottawa Surrounding Areas	2	2	172	288	651	588	26	4	851	882
Nepean/Western Areas	143	143	1,866	1,989	3,327	3,258	361	340	5,697	5,730
Ottawa-Gatineau CMA (Ont. Part)	**5,159**	**5,127**	**28,492**	**28,667**	**24,211**	**23,821**	**2,551**	**2,545**	**60,413**	**60,160**

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	4.2	3.4	3.0	3.9	3.9	5.3	5.5	2.5	3.5	4.1
Sandy Hill/Lowertown	3.1	4.8	3.0	4.8	3.3	4.2	0.9	**	2.9	4.7
Glebe/Old Ottawa South	1.7	2.1	1.7	2.0	1.1	2.4	0.5	0.0	1.4	2.1
Alta Vista	3.3	5.1	4.0	5.1	3.5	3.1	11.6	4.1	4.0	4.2
Carlington/Iris	1.9	2.9	3.0	4.5	2.8	4.1	1.1	3.8	2.7	4.2
Chinatown/Hintonburg/Westboro N	3.2	2.9	3.0	6.3	3.5	5.7	1.6	4.0	3.1	5.6
New Edinb./Manor Park/Overbrook	2.4	3.8	2.7	4.5	4.0	2.3	**	**	3.4	3.3
Westboro S/Hampton Pk/Britannia	3.0	4.1	2.6	4.6	1.9	3.2	1.2	0.0	2.3	3.9
Hunt Club/South Keys	0.7	0.8	2.1	3.4	1.4	3.7	0.0	6.1	1.6	3.5
Former City of Ottawa	3.2	3.6	3.0	4.5	2.9	3.7	2.9	3.4	3.0	4.1
Vanier	**	**	2.3	2.7	4.3	6.1	**	**	3.3	4.3
Gloucester North/Orleans	4.2	8.8	1.7	5.2	3.6	4.2	8.0	0.0	3.4	4.8
Eastern Ottawa Surrounding Areas	**	**	1.3	0.0	4.5	4.8	**	**	3.5	3.8
Gloucester/Eastern Areas	4.1	8.7	1.7	4.9	3.7	4.3	7.9	0.0	3.4	4.7
Nepean	5.7	8.5	6.1	10.4	4.7	8.1	4.2	10.0	5.2	9.1
Western Ottawa Surrounding Areas	**	**	1.6	7.6	3.4	2.8	**	**	3.9	4.4
Nepean/Western Areas	5.6	8.4	5.7	10.0	4.5	7.1	6.0	9.9	5.0	8.4
Ottawa-Gatineau CMA (Ont. Part)	**3.3**	**4.1**	**3.1**	**4.8**	**3.3**	**4.4**	**3.7**	**4.0**	**3.2**	**4.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown	2.2	2.5	3.5	2.0	2.0	1.8	++	++	3.4	2.1
Sandy Hill/Lowertown	2.9	2.4	2.3	1.7	3.8	1.6	**	**	3.1	1.3
Glebe/Old Ottawa South	2.7	5.2	++	++	++	2.7	1.5	++	++	1.9
Alta Vista	++	5.7	4.2	1.0	2.8	2.8	++	++	3.4	2.1
Carlington/Iris	0.9	3.2	1.0	2.5	2.4	++	2.6	**	1.7	1.7
Chinatown/Hintonburg/Westboro N	1.6	5.8	2.6	2.6	++	3.6	++	**	++	3.9
New Edinb./Manor Park/Overbrook	2.0	++	1.5	2.8	1.6	3.6	0.7	3.6	1.5	3.5
Westboro S/Hampton Pk/Britannia	3.5	1.7	1.1	++	3.0	++	1.9	0.6	1.9	++
Hunt Club/South Keys	3.2	5.5	4.7	3.6	4.4	1.1	3.4	0.0	4.1	2.5
Former City of Ottawa	**2.0**	**3.4**	**2.5**	**1.9**	**2.3**	**1.9**	**++**	**4.3**	**2.5**	**2.0**
Vanier	**	5.9	++	3.1	++	1.9	++	**	0.8	2.9
Gloucester North/Orleans	2.3	2.9	2.3	2.2	2.6	2.0	3.2	++	1.8	2.0
Eastern Ottawa Surrounding Areas	**	**	**	++	++	++	**	**	++	++
Gloucester/Eastern Areas	**1.9**	**2.9**	**2.6**	**2.1**	**2.4**	**1.8**	**++**	**++**	**1.8**	**1.8**
Nepean	1.8	4.0	2.7	3.2	2.9	2.6	4.2	4.3	2.7	2.9
Western Ottawa Surrounding Areas	n/s	**	2.9	3.2	2.4	3.3	n/s	**	2.5	3.0
Nepean/Western Areas	**1.8**	**3.9**	**2.8**	**3.2**	**2.8**	**2.7**	**4.2**	**4.2**	**2.7**	**2.9**
Ottawa-Gatineau CMA (Ont. Part)	**2.0**	**3.5**	**2.4**	**2.1**	**2.3**	**2.0**	**++**	**4.2**	**2.3**	**2.1**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	3.1	3.7	1.9	3.3	2.2	4.3	**	3.6	2.2	3.7
1940 - 1959	1.3	1.7	1.6	2.0	1.9	3.1	0.7	**	1.7	2.5
1960 - 1974	0.9	1.6	1.2	2.6	1.1	2.1	2.9	2.9	1.2	2.4
1975 - 1989	1.2	3.0	0.9	2.4	2.0	2.4	4.0	0.6	1.5	2.4
1990 - 1999	2.3	**	3.8	3.0	1.3	0.8	**	**	2.3	1.7
2000+	0.0	3.4	1.2	3.6	0.9	3.5	**	**	1.0	3.5
Total	1.3	2.1	1.3	2.6	1.5	2.5	2.6	2.7	1.4	2.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	655	689	890	906	1,161	1,185	1,489	1,595	1,012	1,029
1940 - 1959	684	713	810	828	951	995	1,141	1,121	877	896
1960 - 1974	745	775	890	909	1,077	1,104	1,337	1,387	959	983
1975 - 1989	756	772	904	918	1,084	1,113	1,218	1,326	989	1,004
1990 - 1999	725	657	1,021	985	1,119	1,108	**	**	1,091	1,033
2000+	960	969	1,428	1,477	1,466	1,493	1,736	**	1,446	1,477
Total	727	754	899	916	1,086	1,115	1,322	1,377	976	996

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	1.3	2.8	2.9	4.1	**	**	2.4	3.3
6 to 19 Units	1.6	4.1	1.9	2.7	1.7	3.1	3.8	5.2	1.9	3.1
20 to 49 Units	1.6	1.0	1.4	3.0	1.4	2.6	1.9	3.8	1.4	2.6
50 to 99 Units	1.5	2.9	1.9	3.2	1.8	3.1	**	2.2	1.8	3.1
100 to 199 Units	0.7	1.3	0.9	2.6	1.2	2.0	1.3	2.0	1.0	2.2
200+ Units	0.7	1.8	1.1	2.1	1.3	1.9	3.1	2.5	1.3	2.0
Total	1.3	2.1	1.3	2.6	1.5	2.5	2.6	2.7	1.4	2.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	621	671	804	830	1,019	1,090	1,197	1,243	936	983
6 to 19 Units	662	700	810	829	985	1,009	1,340	1,370	920	929
20 to 49 Units	696	722	895	905	1,044	1,069	1,533	1,553	927	939
50 to 99 Units	732	752	882	897	1,066	1,066	1,278	1,249	921	938
100 to 199 Units	758	785	920	948	1,140	1,168	1,238	1,269	998	1,025
200+ Units	760	778	933	947	1,134	1,168	1,381	1,509	1,025	1,045
Total	727	754	899	916	1,086	1,115	1,322	1,377	976	996

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Ont. Part)

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	4.6	3.0	1.5	2.9	1.3	2.2	2.0	3.1	1.2	2.2	0.2	1.1
Sandy Hill/Lowertown	1.3	**	2.4	4.7	1.5	1.7	1.5	2.6	1.4	2.6	**	**
Glebe/Old Ottawa South	0.0	**	1.1	0.9	**	**	**	**	**	**	0.2	0.2
Alta Vista	**	**	1.6	**	**	3.8	3.1	0.6	0.8	1.6	1.5	2.1
Carlington/Iris	**	**	0.9	2.1	2.5	6.6	2.1	2.9	0.5	1.1	0.1	0.3
Chinatown/Hintonburg/Westboro N	4.4	3.3	2.2	2.5	1.7	2.4	0.5	3.6	1.4	5.7	1.6	3.5
New Edinb./Manor Park/Overbrook	**	**	1.5	2.8	1.7	1.7	**	1.4	0.4	1.9	**	**
Westboro S/Hampton Pk/Britannia	**	**	0.9	2.0	**	3.3	**	3.8	0.6	1.8	0.7	1.1
Hunt Club/South Keys	**	**	**	**	**	**	**	**	0.6	0.6	**	**
Former City of Ottawa	2.4	3.7	1.5	2.8	1.6	2.7	1.7	2.6	0.8	2.0	1.1	1.4
Vanier	**	**	2.8	3.3	0.9	2.4	**	**	**	**	**	**
Gloucester North/Orleans	**	**	0.7	2.1	0.7	0.7	**	1.5	0.1	0.5	3.4	**
Eastern Ottawa Surrounding Areas	**	2.2	0.0	3.2	**	**	**	**	n/u	n/u	n/u	n/u
Gloucester/Eastern Areas	**	**	0.5	2.4	0.4	2.4	**	1.3	0.1	0.5	3.4	**
Nepean	n/u	n/u	2.8	7.1	1.9	3.3	2.3	7.0	2.6	4.0	1.7	6.2
Western Ottawa Surrounding Areas	**	**	**	**	**	1.0	**	**	**	4.0	n/u	n/u
Nepean/Western Areas	**	**	3.0	6.5	1.4	2.1	2.5	6.5	2.2	4.0	1.7	6.2
Ottawa-Gatineau CMA (Ont. Part)	**2.4**	**3.3**	**1.9**	**3.1**	**1.4**	**2.6**	**1.8**	**3.1**	**1.0**	**2.2**	**1.3**	**2.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)										
LT $700	2.2	1.8	1.2	1.3	**	**	n/s	n/s	1.8	1.6
$700 - $799	1.1	1.1	1.3	2.7	0.8	1.8	**	**	1.2	2.1
$800 - $899	0.4	3.3	1.0	2.0	1.7	2.3	**	0.0	1.1	2.1
$900 - $999	**	**	1.1	2.7	1.3	1.6	0.5	0.0	1.2	2.3
$1000 - $1199	2.0	0.9	1.4	3.8	1.5	2.3	4.0	1.1	1.7	2.7
$1200+	**	**	4.0	5.3	1.6	4.0	2.3	3.9	2.1	4.3
Total	1.3	2.1	1.3	2.6	1.5	2.5	2.6	2.7	1.4	2.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	**	**	**	**	**	**	**	**	3.9	**
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	**	3.6	0.0	1.9
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	2.1	2.1	1.8	1.8
Alta Vista	n/u	n/u	n/u	n/u	**	**	3.1	**	2.8	**
Carlington/Iris	n/u	n/u	**	**	3.4	**	**	1.1	**	1.8
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.4	0.4	0.8	0.7	0.8	0.5
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Hunt Club/South Keys	n/u	n/u	n/u	n/u	**	**	4.4	2.6	3.7	3.0
Former City of Ottawa	**	**	5.0	0.0	1.2	1.3	2.5	2.7	2.1	2.2
Vanier	n/u	n/u	n/s	**	**	**	0.0	6.7	**	5.9
Gloucester North/Orleans	n/u	n/u	**	n/u	6.9	6.9	1.9	4.1	2.1	4.2
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	0.0	**	**	n/s	0.0	**
Gloucester/Eastern Areas	n/u	n/u	**	n/u	4.8	8.2	1.9	4.1	2.1	4.4
Nepean	**	**	**	**	4.5	6.8	2.2	5.8	2.8	6.1
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	4.5	3.7	4.3	4.7
Nepean/Western Areas	**	**	**	**	4.4	6.9	2.4	5.6	2.9	6.0
Ottawa-Gatineau CMA (Ont. Part)	**	**	4.6	1.3	2.9	4.3	2.3	4.5	2.5	4.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	**	**	**	**	**	**	1,281	**	1,132	1,103
Sandy Hill/Lowertown	n/u	n/u	**	**	1,191	1,180	1,444	1,427	1,287	1,266
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1,609	1,536	1,514	1,473
Alta Vista	n/u	n/u	n/u	n/u	**	**	1,204	1,273	1,197	1,253
Carlington/Iris	n/u	n/u	n/s	**	**	**	1,188	1,258	1,179	1,230
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	1,001	1,159
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	931	960	1,071	1,110	999	1,023
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	**	1,217	**	1,061	1,095
Hunt Club/South Keys	n/u	n/u	n/u	n/u	**	**	1,430	1,437	1,375	1,390
Former City of Ottawa	**	**	927	915	1,001	1,040	1,201	1,242	1,128	1,160
Vanier	n/u	n/u	n/s	**	**	**	1,180	1,174	1,166	1,136
Gloucester North/Orleans	n/u	n/u	**	n/u	1,258	1,288	1,215	1,252	1,217	1,253
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	1,067	1,218	**	n/s	1,040	1,218
Gloucester/Eastern Areas	n/u	n/u	**	n/u	1,200	1,264	1,214	1,252	1,213	1,253
Nepean	**	**	**	**	1,149	1,186	1,233	1,268	1,212	1,247
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	1,416	1,431	1,365	1,380
Nepean/Western Areas	**	**	**	**	1,149	1,185	1,249	1,282	1,224	1,258
Ottawa-Gatineau CMA (Ont. Part)	**	**	914	903	1,085	1,120	1,227	1,263	1,190	1,224

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	4	4	19	19	6	6	22	18	51	47
Sandy Hill/Lowertown	0	0	7	6	25	26	35	29	67	61
Glebe/Old Ottawa South	0	0	2	2	6	6	49	48	57	56
Alta Vista	0	0	0	0	145	147	582	580	727	727
Carlington/Iris	0	0	2	2	141	138	226	224	369	364
Chinatown/Hintonburg/Westboro N	2	2	8	9	32	29	32	30	74	70
New Edinb./Manor Park/Overbrook	0	0	29	29	499	499	485	485	1,013	1,013
Westboro S/Hampton Pk/Britannia	0	0	0	0	34	34	30	30	64	64
Hunt Club/South Keys	0	0	0	0	20	20	114	114	134	134
Former City of Ottawa	6	6	67	67	908	905	1,575	1,558	2,556	2,536
Vanier	0	0	2	1	4	5	45	45	51	51
Gloucester North/Orleans	0	0	2	0	58	58	1,277	1,277	1,337	1,335
Eastern Ottawa Surrounding Areas	0	0	0	0	26	26	5	5	31	31
Gloucester/Eastern Areas	0	0	2	0	84	84	1,282	1,282	1,368	1,366
Nepean	3	3	4	4	819	813	2,605	2,575	3,431	3,395
Western Ottawa Surrounding Areas	0	0	0	0	57	56	245	241	302	297
Nepean/Western Areas	3	3	4	4	876	869	2,850	2,816	3,733	3,692
Ottawa-Gatineau CMA (Ont. Part)	**9**	**9**	**75**	**72**	**1,872**	**1,863**	**5,752**	**5,701**	**7,708**	**7,645**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	**	**	**	**	**	**	**	**	7.8	**
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	3.2	3.6	1.8	1.9
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	4.2	2.1	3.5	1.8
Alta Vista	n/u	n/u	n/u	n/u	**	**	3.6	**	3.3	**
Carlington/Iris	n/u	n/u	**	**	5.5	**	**	**	4.2	4.3
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.7	1.0	2.0	1.8	2.0	1.4
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Hunt Club/South Keys	n/u	n/u	n/u	n/u	**	**	7.9	7.0	7.5	8.2
Former City of Ottawa	**	**	14.2	3.1	1.9	2.4	3.7	4.3	3.4	3.6
Vanier	n/u	n/u	n/s	**	**	**	8.9	8.9	8.3	7.8
Gloucester North/Orleans	n/u	n/u	**	n/u	10.3	8.6	4.5	5.6	4.7	5.7
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	0.0	**	**	n/s	0.0	**
Gloucester/Eastern Areas	n/u	n/u	**	n/u	7.2	9.3	4.5	5.6	4.6	5.8
Nepean	**	**	**	**	7.2	10.8	4.0	8.0	4.8	8.7
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	6.1	6.6	5.6	7.7
Nepean/Western Areas	**	**	**	**	7.0	10.9	4.2	7.9	4.9	8.6
Ottawa-Gatineau CMA (Ont. Part)	**	**	13.2	4.3	4.6	6.7	4.2	6.4	4.4	6.5

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown	**	**	**	**	**	**	**	**	3.1	++
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	++	++	++	**
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	++	3.9	++	3.6
Alta Vista	n/u	n/u	n/u	n/u	**	**	++	++	++	++
Carlington/Iris	n/u	n/u	n/s	n/s	**	**	**	++	**	++
Chinatown/Hintonburg/Westboro N	n/s	**	**	**	**	**	**	**	++	++
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	2.5	2.6	3.2	4.4	2.8	3.9
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	**	**	**	**	++
Hunt Club/South Keys	n/u	n/u	n/u	n/u	n/s	**	4.8	1.4	2.4	1.4
Former City of Ottawa	**	**	2.7	++	2.7	2.4	3.6	2.6	3.1	2.8
Vanier	n/u	n/u	n/s	n/s	**	**	3.0	-1.4	2.5	-0.9
Gloucester North/Orleans	n/u	n/u	n/s	n/u	++	2.3	2.5	3.0	2.4	3.0
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	++	**	n/s	n/s	++	**
Gloucester/Eastern Areas	n/u	n/u	n/s	n/u	0.9	2.2	2.5	3.0	2.3	3.0
Nepean	**	**	**	**	**	3.3	1.3	3.0	1.5	3.1
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	**	1.4	**	1.3
Nepean/Western Areas	**	**	**	**	2.0	3.2	1.2	2.9	1.4	2.9
Ottawa-Gatineau CMA (Ont. Part)	**	**	2.5	++	2.3	2.9	2.2	2.8	2.2	2.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	1.7	1.9	1.5	2.1	1.3	3.4	**	1.2	1.5	2.3
Sandy Hill/Lowertown	1.4	3.4	1.9	2.7	2.3	3.4	0.9	5.3	1.9	3.2
Glebe/Old Ottawa South	0.6	0.0	0.6	0.8	0.2	1.2	0.4	0.5	0.4	0.9
Alta Vista	0.0	2.8	1.1	2.1	1.4	1.4	4.4	3.7	1.5	2.0
Carlington/Iris	0.5	0.4	0.7	1.8	1.1	1.9	**	0.8	0.9	1.7
Chinatown/Hintonburg/Westboro N	2.0	1.2	1.6	4.4	2.0	3.7	**	4.9	1.8	3.8
New Edinb./Manor Park/Overbrook	2.0	1.7	0.9	2.6	1.6	1.1	1.4	1.0	1.4	1.5
Westboro S/Hampton Pk/Britannia	0.7	1.5	0.7	2.2	0.9	1.4	0.5	1.9	0.8	1.8
Hunt Club/South Keys	**	0.8	1.0	1.8	0.1	1.1	3.0	2.8	0.7	1.5
Former City of Ottawa	1.3	1.8	1.2	2.3	1.3	2.0	2.3	2.5	1.3	2.2
Vanier	0.6	**	1.5	1.5	3.0	4.8	**	**	2.2	3.0
Gloucester North/Orleans	3.4	4.9	0.5	3.1	2.1	2.7	2.3	3.8	1.9	3.3
Eastern Ottawa Surrounding Areas	**	**	**	0.0	0.5	4.7	**	**	0.4	3.8
Gloucester/Eastern Areas	3.3	4.8	0.5	2.9	1.9	3.0	2.3	3.8	1.8	3.3
Nepean	0.7	3.5	3.0	6.7	2.5	5.0	2.3	5.9	2.5	5.6
Western Ottawa Surrounding Areas	**	**	0.0	7.0	1.1	1.8	6.9	3.7	2.4	3.5
Nepean/Western Areas	0.7	3.4	2.7	6.7	2.3	4.5	2.7	5.7	2.5	5.4
Ottawa-Gatineau CMA (Ont. Part)	**1.3**	**2.1**	**1.3**	**2.6**	**1.6**	**2.6**	**2.4**	**4.0**	**1.5**	**2.7**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	755	771	1,001	1,017	1,350	1,384	1,529	1,559	1,051	1,069
Sandy Hill/Lowertown	752	776	1,007	1,016	1,298	1,296	1,649	1,688	1,098	1,098
Glebe/Old Ottawa South	722	740	930	956	1,221	1,235	1,473	1,491	1,074	1,087
Alta Vista	725	756	865	884	1,028	1,090	1,245	1,328	965	1,012
Carlington/Iris	715	736	839	861	1,033	1,042	1,195	1,245	928	948
Chinatown/Hintonburg/Westboro N	676	725	846	864	1,096	1,121	1,384	1,586	904	930
New Edinb./Manor Park/Overbrook	679	737	894	911	1,048	1,092	1,103	1,165	990	1,027
Westboro S/Hampton Pk/Britannia	750	755	875	868	1,052	1,047	1,161	1,139	949	939
Hunt Club/South Keys	692	737	820	849	983	996	1,387	1,385	937	950
Former City of Ottawa	731	756	910	925	1,112	1,137	1,315	1,355	991	1,011
Vanier	568	608	777	794	880	922	1,005	1,035	834	854
Gloucester North/Orleans	746	770	859	882	981	1,012	1,200	1,241	1,028	1,045
Eastern Ottawa Surrounding Areas	**	**	685	813	903	954	**	**	879	932
Gloucester/Eastern Areas	742	767	852	879	968	1,002	1,199	1,241	1,016	1,036
Nepean	777	807	878	904	1,075	1,104	1,232	1,267	1,085	1,113
Western Ottawa Surrounding Areas	**	**	958	1,260	1,332	1,361	1,390	1,435	1,289	1,351
Nepean/Western Areas	776	807	885	955	1,117	1,145	1,245	1,280	1,109	1,143
Ottawa-Gatineau CMA (Ont. Part)	**728**	**754**	**899**	**916**	**1,086**	**1,115**	**1,256**	**1,295**	**1,000**	**1,022**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	1,539	1,520	5,020	5,019	2,075	2,074	224	214	8,858	8,827
Sandy Hill/Lowertown	943	923	2,936	2,946	1,745	1,712	407	407	6,031	5,988
Glebe/Old Ottawa South	182	183	1,567	1,559	1,260	1,174	254	258	3,263	3,174
Alta Vista	182	181	3,691	3,680	3,493	3,503	879	874	8,245	8,238
Carlington/Iris	482	483	3,252	3,257	2,879	2,862	413	418	7,026	7,020
Chinatown/Hintonburg/Westboro N	642	641	2,549	2,567	1,202	1,185	164	165	4,557	4,558
New Edinb./Manor Park/Overbrook	209	222	1,300	1,287	2,082	2,067	635	636	4,226	4,212
Westboro S/Hampton Pk/Britannia	430	429	2,719	2,722	2,324	2,323	188	188	5,661	5,662
Hunt Club/South Keys	121	121	972	973	1,160	1,025	180	180	2,433	2,299
Former City of Ottawa	4,730	4,703	24,006	24,010	18,220	17,925	3,344	3,340	50,300	49,978
Vanier	171	169	1,799	1,845	1,855	1,818	234	235	4,059	4,067
Gloucester North/Orleans	119	116	831	830	1,533	1,535	1,506	1,506	3,989	3,987
Eastern Ottawa Surrounding Areas	2	2	61	61	272	279	8	9	343	351
Gloucester/Eastern Areas	121	118	892	891	1,805	1,814	1,514	1,515	4,332	4,338
Nepean	144	144	1,698	1,705	3,495	3,483	2,940	2,911	8,277	8,243
Western Ottawa Surrounding Areas	2	2	172	288	708	644	271	245	1,153	1,179
Nepean/Western Areas	146	146	1,870	1,993	4,203	4,127	3,211	3,156	9,430	9,422
Ottawa-Gatineau CMA (Ont. Part)	**5,168**	**5,136**	**28,567**	**28,739**	**26,083**	**25,684**	**8,303**	**8,246**	**68,121**	**67,805**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	4.2	3.4	3.0	3.9	3.9	5.3	5.4	2.3	3.5	4.1
Sandy Hill/Lowertown	3.1	4.8	3.0	4.8	3.3	4.1	1.1	5.9	2.9	4.7
Glebe/Old Ottawa South	1.7	2.1	1.7	2.0	1.1	2.4	1.2	0.5	1.5	2.1
Alta Vista	3.3	5.1	4.0	5.1	3.4	3.1	5.6	4.1	3.9	4.2
Carlington/Iris	1.9	2.9	3.0	4.5	2.9	4.2	2.3	3.5	2.8	4.2
Chinatown/Hintonburg/Westboro N	3.2	2.9	3.0	6.3	3.7	5.5	2.6	**	3.2	5.6
New Edinb./Manor Park/Overbrook	2.4	3.8	3.2	4.5	3.2	2.0	2.5	2.0	3.1	2.8
Westboro S/Hampton Pk/Britannia	3.0	4.1	2.6	4.6	1.8	3.2	1.5	5.6	2.3	4.1
Hunt Club/South Keys	0.7	0.8	2.1	3.4	1.5	3.9	5.4	6.7	2.0	3.8
Former City of Ottawa	3.2	3.6	3.0	4.5	2.9	3.7	3.3	3.8	3.0	4.1
Vanier	**	**	2.3	2.7	4.3	6.1	3.8	**	3.4	4.3
Gloucester North/Orleans	4.2	8.8	1.7	5.2	3.9	4.3	5.0	5.2	3.8	5.1
Eastern Ottawa Surrounding Areas	**	**	1.3	0.0	4.0	5.4	**	**	3.2	4.4
Gloucester/Eastern Areas	4.1	8.7	1.7	4.9	3.9	4.5	4.9	5.2	3.8	5.0
Nepean	5.6	9.0	6.1	10.5	5.3	8.7	4.1	8.2	5.0	8.9
Western Ottawa Surrounding Areas	**	**	1.6	7.6	3.4	3.7	8.4	6.5	4.3	5.2
Nepean/Western Areas	5.5	8.9	5.7	10.1	5.0	7.9	4.4	8.1	5.0	8.5
Ottawa-Gatineau CMA (Ont. Part)	**3.3**	**4.1**	**3.1**	**4.8**	**3.4**	**4.6**	**4.0**	**5.7**	**3.3**	**4.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Downtown	2.3	2.5	3.5	2.0	2.0	1.8	++	++	3.4	2.0
Sandy Hill/Lowertown	2.9	2.4	2.2	1.7	3.8	1.6	**	**	3.0	1.3
Glebe/Old Ottawa South	2.7	5.2	++	++	++	2.7	1.5	++	++	2.0
Alta Vista	++	5.7	4.2	1.0	2.7	2.8	++	++	3.3	2.1
Carlington/Iris	0.9	3.2	1.0	2.5	2.5	++	3.6	**	2.0	1.7
Chinatown/Hintonburg/Westboro N	1.6	5.8	2.6	2.6	++	3.6	++	**	++	3.9
New Edinb./Manor Park/Overbrook	2.0	++	1.7	2.6	1.8	3.4	1.9	4.0	1.9	3.6
Westboro S/Hampton Pk/Britannia	3.5	1.7	1.1	++	3.0	++	2.0	0.6	2.0	++
Hunt Club/South Keys	3.2	5.5	4.7	3.6	4.4	1.1	3.6	0.2	4.0	2.4
Former City of Ottawa	**2.0**	**3.4**	**2.5**	**1.9**	**2.3**	**1.9**	**	**4.1**	**2.5**	**2.0**
Vanier	**	5.9	++	3.1	++	1.9	**	**	0.9	2.8
Gloucester North/Orleans	2.3	2.9	2.3	2.2	2.6	2.0	2.8	2.5	2.0	2.4
Eastern Ottawa Surrounding Areas	**	**	**	++	++	++	**	**	++	++
Gloucester/Eastern Areas	**1.9**	**2.9**	**2.6**	**2.1**	**2.3**	**1.8**	**2.6**	**2.6**	**2.0**	**2.3**
Nepean	1.7	3.9	2.7	3.2	2.7	2.8	2.3	3.4	2.2	3.0
Western Ottawa Surrounding Areas	n/s	**	2.9	3.2	2.0	3.1	**	1.4	2.2	2.4
Nepean/Western Areas	**1.7**	**3.8**	**2.7**	**3.2**	**2.6**	**2.9**	**2.2**	**3.3**	**2.2**	**2.9**
Ottawa-Gatineau CMA (Ont. Part)	**2.0**	**3.5**	**2.4**	**2.1**	**2.3**	**2.0**	**1.9**	**3.8**	**2.3**	**2.2**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ottawa-Gatineau CMA (Ont. Part) - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	1.8	3.2	1.4	2.4
Inner Suburbs	1.2	4.3	1.5	2.4
Outer Suburbs	1.3	2.5	1.4	2.9
Ottawa-Gatineau CMA (Ont. Part)	**1.4**	**3.2**	**1.4**	**2.5**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part) - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	**	771	1,162	1,007	1,476	1,318	**	1,621
Inner Suburbs	**	728	976	864	1,229	1,062	**	1,307
Outer Suburbs	**	753	**	888	1,259	1,059	**	1,233
Ottawa-Gatineau CMA (Ont. Part)	****	**754**	**1,085**	**916**	**1,271**	**1,115**	**1,525**	**1,377**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part) - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	**	**	**	1,162	1,523	1,476	1,710	**	1,480	1,316
Inner Suburbs	**	**	1,179	976	1,296	1,229	**	**	1,303	1,203
Outer Suburbs	**	**	822	**	1,084	1,259	1,436	**	1,092	1,267
Ottawa-Gatineau CMA (Ont. Part)	**	**	**1,150**	**1,085**	**1,235**	**1,271**	**1,528**	**1,525**	**1,247**	**1,258**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Ottawa-Gatineau CMA (Ont. Part) - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	**	1.9	2.0	3.1
25 to 49 Units	4.9	3.6	1.4	2.6
50 to 99 Units	**	3.1	1.8	3.1
100 to 199 Units	1.2	5.1	1.0	2.2
200+ Units	0.5	2.1	1.3	2.0
Total	1.4	3.2	1.4	2.5

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Ottawa-Gatineau CMA (Ont. Part) - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown	6,134	6,641	1,411	1,832	23.0	27.6	1.8	3.2
Inner Suburbs	9,208	9,399	1,614	1,753	17.5	18.7	1.2	4.3
Outer Suburbs	10,792	10,176	2,038	1,818	18.9	17.9	1.3	2.5
Ottawa-Gatineau CMA (Ont. Part)	**26,134**	**26,216**	**5,048**	**5,426**	**19.3**	**20.7**	**1.4**	**3.2**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Ottawa-Gatineau CMA (Ont. Part) - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	2,721	1,843	349	357	12.8	19.4	**	1.9
25 to 49 Units	2,329	2,549	336	442	14.4	17.3	4.9	3.6
50 to 99 Units	3,579	3,902	556	747	15.5	19.1	**	3.1
100 to 199 Units	10,216	9,667	1,842	1,817	18.0	18.8	1.2	5.1
200+ Units	7,289	8,255	1,872	2,025	25.7	24.5	0.5	2.1
Total	26,134	26,216	5,048	5,426	19.3	20.7	1.4	3.2

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ottawa-Gatineau CMA (Ont. Part) - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	**	**	**	**	1,210	**	1,322	1,511	1,262	1,479
Semi detached, Row and Duplex	**	**	**	**	1,105	1,022	1,123	1,208	1,101	1,163
Other-Primarily Accessory Suites	**	**	828	710	**	913	**	1,050	**	964
Total	**	**	**	770	1,165	1,004	1,163	1,241	1,134	1,181

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Ottawa-Gatineau CMA (Ont. Part) - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	5,292	4,977
Semi detached, Row and Duplex	24,084	28,361
Other-Primarily Accessory Suites	4,559	4,459
Total	33,935	37,797

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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